

Planning Commission Communication

Department: Community Development CASE # ZC-17-002 Applicant: William Hargens 70 Crestwood Drive Council Bluffs, IA 51503 Owner: Barbara Williamson 1009 S. Center Street Shenandoah, IA 51601	Ordinance No. _____ Resolution No. _____	Public Hearing: 07/11/17
Subject/Title		
Requests: 1. Rezone Lots 259 and 260 Belmont Addition, and North Half of a vacated alley from R-1/Single Family Residential District to C-2/Commercial District.		
Location: Southwest corner of Avenue K and North 17 th Street.		
Background/Discussion <p>The Community Development Department has received an application from William Hargens, on behalf of Barbara Williamson (property owner), to rezone properties legally described as Lots 259 and 260, Belmont Addition, and the North Half of an adjacent vacated alleyway from R-1/Single Family Residential District to C-2/Commercial District. The applicant proposes to build a new storage building for personal use on the lots if the rezoning is approved.</p> <p>The following attachments are included with the case staff report:</p> <ol style="list-style-type: none">1. Attachment A: Location/Zoning Map of the Subject Properties2. Attachment B: Letter of Intent3. Attachment C: Site Photos4. Attachment D: Building Renderings and Site Plan <p><u>Rezoning (Case #ZC-17-002)</u></p> <p>The subject property (Lots 291-294, Lots 259-260, and a portion of a vacated alleyway, Belmont Addition) is comprised of .74 acres of land that is zoned C-2/Commercial District South of the vacated alleyway, and R-1/Single Family Residential District North of the alleyway (see Attachment A). Surrounding zoning consists of R-1/Single Family Residential District, and C-2/Commercial District. Surrounding land uses include property to the south and west that is owned by the Council Bluffs Community School District, single family dwellings to the north and east, as well as a business to the east. The proposed storage building would be located on lots 259 and 260, Belmont Addition, which would be divided from the lots to the south. The proposed storage building is allowed in the C-2/Commercial District as a permitted use. The future land use plan of the <u>Bluffs Tomorrow: 2030 Plan</u> designates the subject property as Low-Density Residential, which would include areas of attached or detached single family or multi-family residential developments.</p>		

Public notices were mailed to all property owners within 200 feet of the request. No adverse comments were received for the request.

All City department and local utilities were notified of the proposed rezoning. No adverse comments were received for the request.

Chief Building Official Steve Carmichael did advise that his department would be unable to approve a building permit without the removal of the property line between lots 259 and 260, Belmont Addition, or the implementation of a fire wall in the building on that lot line.

Recommendation

The Community Development Department finds the requested rezoning to be inconsistent with the Bluffs Tomorrow: 2030 Plan (comprehensive plan) and recommends denial of the request based on the following findings.

1. Based on the Land Use Plan's designation of the area as Low Density Residential, the approval of this zoning text amendment would not be consistent with the established goals and policies.
2. The C-2/Commercial District Statement of Intent designates the district to provide for major commercial retail shopping and service areas adjacent to major traffic corridors. This district also is to provide for a variety of commercial services for the community and adjacent residential neighborhoods. The proposed use would not provide any service to the adjacent residents, nor is the area located on a major traffic corridor. For these reasons, the use would not be consistent with the intent of the zoning district.
3. While there are currently commercially zoned parcels adjacent to the proposal (to the south) a majority of the area is zoned R-1/Residential, meaning that the approval would allow for an inconsistent use to encroach on established neighborhoods.

Attachments

- Attachment A: Location/Zoning Map of the Subject Property
- Attachment B: Letter of Intent
- Attachment C: Site Photos
- Attachment D: Building Renderings and Site Plan

Prepared by: Chris Meeks

**CITY OF COUNCIL BLUFFS - CITY PLANNING COMMISSION
LOCATION/ZONING MAP CASE # ZC-17-002**



Attachment B- Letter of Intent

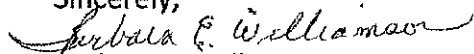
BILL HARGENS
6-15-17

To whom it may concern:

I am writing this letter to let the city council and the different departments of the city my approval of Bill Hargens in representing me in the approval of him buying my vacant lot and wanting the city to change my lot from residential to commercial. I want the city to know all my tax papers say commercial from day one of owning this property. Therefore I have been paying the higher taxes on this piece of property.

After seeing his plans for this property, what an improvement to that street and the landscape the soccer people would be seeing. I know he will be a good neighbor for me and the residents on the street.

Sincerely,



Barbara E. Williamson

Pac Tech

Attachment C: Site Photos



-The subject property. (Taken from the Northwest corner)



-Athletics complex to the West of the proposal.

-Location of the entrance to the athletics complex to the Southwest.



A large, light-colored barn with a gambrel roof, surrounded by a white picket fence and green lawn. The barn has a large wooden door and several windows. The scene is set against a blue sky with white clouds.

